

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, December 14, 2016 at 4:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*  
City Secretary for the City of  
Fort Worth, Texas



## RESIDENTIAL BOARD OF ADJUSTMENT AGENDA

**Wednesday, December 21, 2016**

**Work Session 12:30pm**

**Public Hearing 1:30 PM**

**1000 Throckmorton (200 Texas Street)**

**City Council Conference Room 290 (formerly Pre-Council Chamber)**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/zoning/variances/cases>**

### BOARD MEMBERS:

J.R. Martinez	_____
Tony Perez, Vice-Chair	_____
Moiri Brown	_____
Joey Dixon	_____
De De Smith	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Darien George, Chair	_____

**I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290**

**A. Election of Chair**

**B. Review of Cases on Today's Agenda**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of November 16, 2016 Hearing** \_\_\_\_\_

**B. Translation Cases**

**1. BAR-16-103 Santos Martinez**  
3912 Howard Street

- Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a carport in a front yard, where none is allowed.
- Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport encroaching 4 feet 6 inches into the 5-foot side yard setback, creating a 6-inch side yard setback.



**2. BAR-16-135**      **Arturo Romero**  
5900 Craig Street

- a. Request a **SPECIAL EXCEPTION** in an “E” Neighborhood Commercial District to permit the continued use of a 4-foot solid fence in the front yards, where none is allowed.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the continued use of a 6-foot solid fence in the front yards, when a maximum of 4 feet is allowed with a special exception, excessive by 2 feet.

**3. BAR-16-140**      **Jesus Gonzalez**  
3205 McLean Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One Family District to permit the continued use of a 5-foot open-design front yard fence and gate.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of:
  - i. a front yard open-design fence 6 feet in height, excessive by 1 foot with a special exception and
  - ii. a gate for an open-design fence 6 feet 10 inches in height, excessive by 1 foot 10 inches with a special exception.

**C. Continued Case**

**4. BAR-16-123**      **5528 Collinwood, LLC by Tom Struhs**  
5528 Collinwood Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a new residence with a 30-foot front yard setback, where a 35-foot established front yard setback is required, deficient by 5 feet.

**D. New Cases**

**5. BAR-16-089**      **Mimi Rogers**  
3200 Rogers Avenue

- a. Request a **VARIANCE** in an “A-5” One Family District, with TCU Overlay, to permit the construction of a garage that would encroach 1 foot into the southern 3-foot side yard setback, creating a 2-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One Family District, with TCU Overlay, to permit the continued use of a garage structure that would encroach 3 feet into a 3-foot rear yard setback, creating a 0-foot rear yard setback.
- c. Request a **VARIANCE** in an “A-5” One Family District, with TCU Overlay, to permit the continued use of a garage structure that would encroach 3 feet into a northern 3-foot side yard setback, creating a 0-foot side yard setback.



**6. BAR-16-121**      **Zachary and Mauren Muckleroy**  
2725 Harlanwood Drive

- a. Request a **VARIANCE** in an “A-10” One Family District, with TCU Overlay, to permit the construction of a detached garage with storage that would encroach 2 feet 8 inches into the 5-foot side yard setback, creating a 2-foot 4-inch side yard setback.
- b. Request a **VARIANCE** in an “A-10” One Family District, with TCU Overlay, to permit the construction of a detached garage with storage that would encroach 5 feet into the 10-foot rear yard setback, creating a 5-foot rear yard setback.

**7. BAR-16-125**      **Gilbert Liske**  
3230 Vine Street/3200 block Knapp Street

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a detached garage and storage building on a vacant lot, where none is allowed.

**8. BAR-16-126**      **Linda Martin**  
2719 Timberline Drive

- a. Request a **SPECIAL EXCEPTION** in an “A-7.5” One-Family District to permit the continued use of a 4-foot solid fence in the front yard, where solid fences are not allowed.

**9. BAR-16-128**      **Donna McMichael**  
4200 Stonedale Road/4100 block Tamworth Road

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued use of a 4-foot solid fence in the projected front yard, where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of a 6-foot 8-inch solid fence in the projected front yard, when a maximum of 4 feet is allowed with a special exception, excessive by 2 feet 8 inches.

**10. BAR-16-130**      **Mauro Casas, Jr.**  
5101 Pinson Street

- a. Request a **SPECIAL EXCEPTION** in an “A-7.5” One Family District to permit the construction of a 5-foot front yard open design fence, where a maximum of a 4-foot open design fence is allowed.
- b. Request a **VARIANCE** in an “A-7.5” One Family District to permit the construction of a 6-foot open design front yard fence, when a maximum of 5 feet is allowed with a special exception, excessive by 1 foot.

**11. BAR-16-131**      **Mauro Casas, Jr.**  
5115 Pinson Street

- a. Request a **SPECIAL EXCEPTION** in an “A-7.5” One Family District to permit the construction of a 5-foot front yard open design fence, where a maximum of a 4-foot open design fence is allowed.



- b. Request a **VARIANCE** in an “A-7.5” One Family District to permit the construction of a 6-foot open design front yard fence, when a maximum of 5 feet is allowed with a special exception, excessive by 1 foot.

**12. BAR-16-132**                      **Danny and JoAnn Wickler**  
601 Destin Drive

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of an accessory building that would provide an approximate 60-foot front yard setback, where no accessory structure is allowed.

**13. BAR-16-133**                      **Nicholas Patxot**  
5101 Azul Avenue

- a. Request a **VARIANCE** in an “A-43” One-Family District to permit the construction of an accessory building that would encroach 18 feet into the 25-foot side yard setback, creating a 7-foot side yard setback.

**14. BAR-16-134**                      **Veton Hajdari**  
5441 Oak Haven Drive

- a. Request a **VARIANCE** in an “A-21” One-Family District to permit the relocation of a detached garage on a vacant lot, where none is allowed.

**15. BAR-16-136**                      **P.A. Johnson**  
2920 Fitzhugh Avenue

- a. Request a **VARIANCE** in an “A-5” One-Family District to allow the continued use of a habitable accessory structure that encroaches 5 feet into the required 5-foot side yard setback, creating a 0 foot setback.

**16. BAR-16-138**                      **Tom Bates**  
2800 Colonial Parkway

- a. Request a **VARIANCE** in an “A-5” One-Family District, with the TCU Overlay, to permit the construction of three accessory structures in the front yard, where no accessory structures are allowed.
- b. Request a **VARIANCE** in an “A-5” One Family District, with the TCU Overlay, to permit the construction of a covered patio with a maximum height of 18 feet 4 inches, when the maximum height allowed for accessory structures is 12 feet, excessive by 6 feet 4 inches.

**17. BAR-16-139**                      **John Potter**  
8413 Orlando Springs Drive

- a. Request a **VARIANCE** in an “R1” Zero Lot Line/Cluster District to permit the construction of a storage building that would be 320 sq. ft., which exceeds the maximum allowed area by 120 square feet.

**18. BAR-16-141**                      **Orin Book**  
3308 Tex Boulevard

- a. Request a **VARIANCE** under the “A-5” One-Family District, with NASJRB Overlay, to allow zero parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.



**19. BAR-16-142**

**Ann and Steve O'Kelley**

3700 Monticello Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a 5-foot open-design projected front yard fence approximately 10 feet inside the property line.
- b. Request a **VARIANCE** in an "A-21" One Family District to permit the continued use of a projected front yard open-design fence 6 feet in height, excessive by 1 foot with a special exception.

### **III. ADJOURNMENT:**

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#### **ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

#### **ASISTENCIA DURANTE LA REUNION PUBLICA:**

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

#### **Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.